

**Summary of Neighborhood Meeting at the Municipal Center held on August 31, 2004**  
**Subject: Village Planning and Neighborhood Sentiment for**  
**Public Sanitary Sewer and Water Service in Callon Avenue Area**

An estimated 75 people attended. A roster signed by 66 attendees representing 51 properties is on file.

Purpose of the meeting was to provide some background and technical information from the Village's perspective and obtain input from the residents.

Informal presentation by Village Director of Public Works, Keith Donner

Background/Reason for Meeting

- Village is routinely asked about plans and/or schedule for providing sanitary sewer and water to developed parts of Village not having these services.
- Village has not stated that its mission is to extend unless there is a need (public health reason) or desire in a neighborhood to extend services.
- The exception has been if the Village undertakes a capacity improvement project or provides excess capacity for the future (oversizing). Examples include:
  - The impending extension of water down Camp Phillips to the Boy Scout Camp.
  - The extensions to the Business Park from 1999 - 2000.
- The "react to need/desire" philosophy doesn't give people the certain answer they may be seeking for their own planning.

Technical Background

- Septic system age research
  - Marathon County Zoning responsible for permitting and compliance monitoring.
    - At end of 2003 area had 120 total private systems
    - Record of only 16 replacements
    - Average replacement age 22.1 years
    - 62 systems (60%) are  $\geq$  22.1 years old
    - 52 systems (50%) were installed prior to 1978
    - 31 systems (30%) installed prior to 1974
- Septic system drain fields rely on native soil or artificially placed soil (mound systems) to distribute wastewater over the area and filter the fine solids. If septic tank is full, excess solids enter drain field and/or drain field piping and soil can clog. Regular septic tank pumping is vital.
- Drain fields/mounds must be above groundwater table by at least 3 ft. (5 ft. in coarse soils)
- Well logs and geological data indicate general groundwater table depth is 20-35 ft. north of Callon Avenue, and about 10 to 20 ft. south of Callon Avenue; depth to bedrock in these areas is about 40 – 70 ft. north of Callon Avenue and 40 – 60 ft. south of Callon Avenue.

Issues/Possible Implications of Data

- Marathon County Zoning does not monitor systems installed prior to 1978 so maintenance including periodic pumping of septic tanks on those systems is strictly up to homeowners.
- Engineering standards were not required for systems installed prior to 1974.
- Water table and private wells could be influenced by private sewage systems, especially those not up on maintenance. Soils in this area are generally sandy and support septic drain fields in natural soil.
- Well testing at Marathon County Health department reviewed by Becher-Hoppe Engineers as part of a recent Village planning study for sanitary sewer showed high nitrate detects on Decker Street ( $>10$  mg/l) and Dawn Street (avg. 7 mg/l).
- Well tests are sporadic points in time - only tested if home is sold/purchased or if infant is born/added to household.
- If septic systems are having an influence on water table and private wells, indications could be bacteria in wells and higher nitrates. Failed system would be detectable by surface evidence, wastewater backup in home, surface water contamination, and/or groundwater contamination.
- Only way to determine condition of septic systems and possible influence on wells is to conduct a sanitary survey of wells and septic systems in area.

## Village's Perspectives

- Need for service has been seen as inevitable. This area is included in the Village's sewer service boundary. This means that the Rib Mountain Metro Sewerage Plant and the Village's collection system have been built to serve this area. If there is no need/desire for service why should these areas continue to be reserved for future service?
- Private systems have uncertainty as to amount of life remaining. People ask questions about the private systems and prospects of public sewer and water at time of home purchase in these areas.
- Village would prefer a majority of opinion before undertaking a project (though this is Village Board's discretion).

## Perspectives/Questions from Residents

- Opinions voiced at the meeting were mainly indicating concern as to costs and requirement to connect if a project is done. No strong support or opposition to a project was indicated.
- There were a number of questions about how specific lots would be handled for special assessments.
  - It was explained that until detailed estimates and a special assessment report are prepared, it is difficult to address specifics.
  - In general corner lots are special assessed for the long side if using a front footage formula and the lot is not divisible.
  - In projects involving sewer and water the Village has favored an equivalent lot benefit formula. This also takes current and conceivable zoning and lot divisibility into account.
  - Standard Village policies were discussed.
- There was an interest on the part of attendees, on the day of the meeting, to undertake a sanitary survey (sample wells and look at existing septic systems) in the area.

## Potential Costs of Service

- Costs are estimated for any project on its own.
- No preliminary estimate to serve the entire area along Callon Avenue has yet been made. A (conservative) gross estimate of \$16,400 per lot was stated at the meeting. Projects are typically not 100% assessable.
- Some more recent historical perspectives are as follows:
  - Sandy Lane Area 2000 - Service to 120 lots on N. side of River ±\$10,700 average assessment for everything with average lot frontage of 118 ft. (\$90.70 per foot average)
  - Brehm's Subdivision 2001 – Service to 49 residential lots on east side of Village - ±\$11,900 average assessment with average 137 ft. of frontage (\$86.90/ft)
- Recommended a gross estimate of \$110 to \$120 per foot be used for budgetary purposes at meeting. Final rates depend on need for Village to oversize beyond area. Village pays 1/3 of street reconstruction. Storm sewer not special assessed.
- Cost estimates exclude work on private property for connecting to public systems

## Current Village Policies

- Developer Project
  - Developers finance improvements within subdivisions.
  - Developers also finance off site improvements that may serve existing development.
  - Connection to these are not mandatory and there is 10 a year limitation on paying to connect.
- Village Project
  - Water and sewer extended at same time.
  - Connection to municipal system required within 1 year of project billing.
  - Deferral of connection is not allowed, except in cases where it is physically impractical (distance/elevation).
  - Curb & gutter is put in when a total reconstruct is done.

## Meeting Follow-up

- Mail survey to obtain more complete and formal input as to the desires of the neighborhoods.
- Depending on results prepare preliminary project cost estimates and propose a schedule of improvements